



The Texas A&M University System

System Real Estate Office

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April 29, 2002

HAND DELIVERED

Mr. Kelly E. Templin
Director of Development Services
City of College Station
P.O. Box 9960
1101 Texas Avenue
College Station, Texas 77842

RE: Proposed Realignment of White Creek Road, Brazos County, Texas;
SREO File No. 02010010

Dear Mr. Templin:

I am writing this letter at the request of Mr. Joel Ross. As I am sure you are aware, Mr. Ross is in the process of relocating from Austin to College Station. Unfortunately, while attempting to close the purchase of what will ultimately become his homestead, Mr. Ross was told the City of College Station required dedication of a sixty foot (60') right-of-way along his easterly property line for purposes of realigning White Creek Road. This same property line is the common westerly property line for property owned by The Texas A&M University System. ("TAMUS"). Prior to any such dedication, Mr. Ross wanted to confirm whether TAMUS would participate in the realignment of White Creek Road through any portion of its property. That is how I have become involved in this matter.

By way of background, I am director of the System Real Estate Office for the A&M System. Board of Regents' policy requires that all fee conveyances of real estate or dedications of rights-of-way be approved by the Board of Regents. Board policy also consolidates in the System Real Estate Office responsibility for all matters which touch and concern real estate. In order for the Board to consider a request for dedication of a right-of-way an agenda item must first be prepared or approved by the System Real Estate Office.

I have overlayed the proposed realignment of White Creek Road with a topographic map. It is difficult for me to believe that topography was ever considered when the line for realignment of White Creek Road was originally drawn on the map. The proposed realignment of this road is in the bottom of a gully, which has significant topographical relief. In addition, this realignment would create the need to construct three (3) to four (4) crossing structures on TAMUS property, all in the vicinity of our waste water treatment plant. Based upon a very cursory review it appears:

- the road would be subject to flooding;
- the road and crossing structures would be extremely costly to construct and maintain; and

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Agencies

Texas Agricultural Experiment Station • Texas Agricultural Extension Service • Texas Engineering Experiment Station • Texas Engineering Extension Service • Texas Forest Service
Texas Transportation Institute • Texas Veterinary Medical Diagnostic Laboratory • Texas Wildlife Damage Management Service

The Texas A&M University System Health Science Center

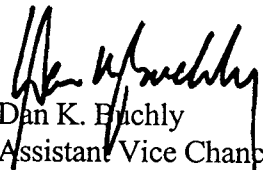
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- construction activities could result in erosion and drainage problems for adjacent property owners and uses, since the soils in that area are by their very nature, erosive.

For these reasons the proposed realignment is considered unacceptable and any request for right-of-way dedication, which cannot demonstrate proper mitigation of these issues, would not receive favorable support from this office.

I hope this correspondence serves to assist you in your planning efforts for White Creek Road. If you have any questions or if I can be of further assistance in this matter, please do not hesitate to call me at 458-6350.

Sincerely,


Dan K. Buchly
Assistant Vice Chancellor and
Director of Real Estate

DKB:gd

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Enclosure

cc: Mr. Tom Brymer
Mr. Joel Ross